

Stoneham Zoning Bylaw Review Committee Minutes
Tuesday, February 11, 2025
Town Hall Second-Floor Conference Room
5:00PM

Members present: Peter Bracciotti, Kevin Dolan, Jessica Gerke, Ellen McBride, Cheryl Noble, Maria Sagarino, Tobin Shulman, Bill Sullivan, Tim Waitkevitch, Marcia Wengen (remotely), Erin Wortman

Guest present: Dennis Sheehan

Fisher Associates consultants were not present at this meeting.

The Chair brought the meeting to order at 5:01pm.

The minutes of the January 7, 2025 and January 14, 2025 meetings were approved.

K. Dolan asked E. Wortman to provide update of the committee's progress to date. E. Wortman provided the members with a handout detailing the recommendations to date.

K. Dolan suggested the committee recommend reserving Site Plan review for larger projects. There was a conversation to determine what would be considered a larger project. It was suggested that a project 50,000 square feet and up would be considered Larger.

The conversation about Site Plan review versus Special Permit continued and included the suggestion that projects of 30,000 square feet require Special Permit and those projects above 30,000 square feet would require both Site Plan review and Special Permit. After a lengthy back and forth, the members decided to table the conversation about Site Plan vs. Special Permit and move on to discuss uses within the Highway Business District. The members discussed the possibility of smaller projects being allowed by right in the highway and central business districts.

A continued discussion of highway business uses included combining current bylaw subsections 4.7.3.3 and 4.7.3.8 and eliminating 4.7.3.3 (a) and (b), Veterinary practices versus veterinary hospitals were discussed. It was decided the members needed a better understanding of what constituted an overnight stay before combining the two and determining the need for a kennel license.

At the next meeting, members will discuss the uses allowed in Commercial District 1, Medical District and Recreation Space District.

The meeting was adjourned at 6:38pm.

The next meeting will be Tuesday March 4, 2025 a